134.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,600 / 781,600
					USE VALUE:	781,600 / 781,600
					ASSESSED:	781,600 / 781,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BINGHAM WILLIAM A--ETAL	
Owner 2:	BINGHAM-LAMACHIA JOAN M	
Owner 3:		
Street 1:	6 SHAWNEE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,120 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1576 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5120.000	318,000	4,700	458,900	781,600
Total Card	0.118	318,000	4,700	458,900	781,600
Total Parcel	0.118	318,000	4,700	458,900	781,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.94 | /Parcel: 495.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
86427			03/30/18

!10464!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,100	4700	5,120.	458,900	781,700	781,700	Year End Roll	12/18/2019
2019	101	FV	242,300	4700	5,120.	430,200	677,200	677,200	Year End Roll	1/3/2019
2018	101	FV	242,300	4700	5,120.	355,600	602,600	602,600	Year End Roll	12/20/2017
2017	101	FV	242,300	4700	5,120.	327,000	574,000	574,000	Year End Roll	1/3/2017
2016	101	FV	242,300	4700	5,120.	298,300	545,300	545,300	Year End	1/4/2016
2015	101	FV	236,300	4700	5,120.	292,500	533,500	533,500	Year End Roll	12/11/2014
2014	101	FV	236,300	4700	5,120.	271,900	512,900	512,900	Year End Roll	12/16/2013
2013	101	FV	236,300	4700	5,120.	258,700	499,700	499,700		12/13/2012

PRINT

Date	Time
12/11/20	00:46:00

LAST REV

Date	Time
04/23/18	11:13:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10464

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEUTSCH STEPHEN	23184-20		5/14/1993		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	86427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2000	693	Redo Kit	12,500	C				REMODEL KIT/BATH-A

ACTIVITY INFORMATION

Date	Result	By	Name
3/30/2018	Inspected	CC	Chris C
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	372	PATRIOT
5/5/2000	Inspected	256	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
7/9/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5120		Sq. Ft.	Site		0	80.	1.12	9									458,879						458,900	

Total AC/HA:	0.11754	Total SF/SM:	5120	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	458,879	Spl Credit		Total:	458,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PLUM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31624365
Const Adj.:	0.98990101
Adj $ / SQ:	162.869
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390714
Depreciation:	72673
Depreciated Total:	318041

COMMENTS

SEPERATE TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

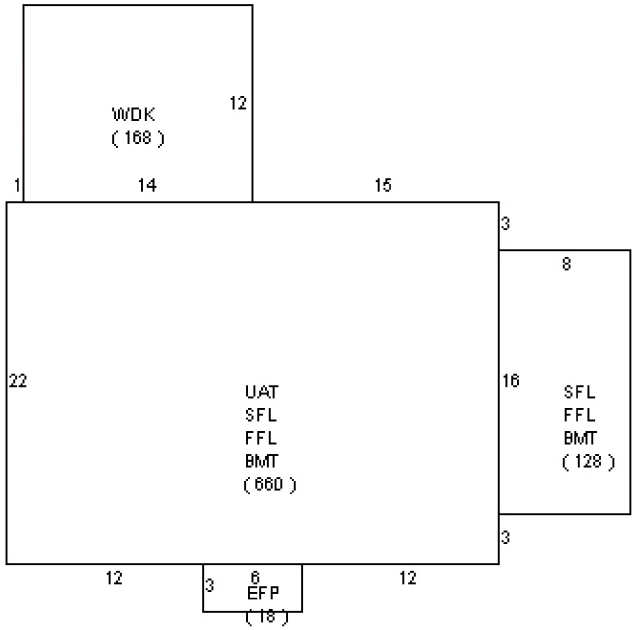
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	162.87
Special Features:	0	Val/Su Net:	117.13
Final Total:	318000	Val/Su SzAd	201.78

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	788	48.860	38,502
FFL	First Floor	788	162.870	128,341
SFL	Second Floor	788	162.870	128,341
WDK	Deck	168	11.830	1,988
UAT	Upper Attic	165	65.150	10,749
EFP	Enclos Porch	18	71.870	1,294

Net Sketched Area:	2,715			Total:	309,215
Size Ad	1576	Gross Are	3210	FinArea	1576

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	101			4,700			4,700

More: N	Total Yard Items:	4,700	Total Special Featues:		Total: 4,700